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07/21/2014 08:06 AM R Fee:\$21.00
Steve Toranzo, Clerk and Recorder - Weld County, CO

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OUTLINE DEVELOPMENT PLAN - AMENDMENT 1

FLATIRON ANNEXATION

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

ALL OF LOT 2, FLATIRON PLANNED UNIT DEVELOPMENT III, CONTAINING 21.657 ACRES, MORE OR LESS, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AS MORE PARTICULARLY DESCRIBED ON THE PLAT RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4008583 ON APRIL 14, 2014.

AMENDMENT:

THIS OUTLINE DEVELOPMENT PLAN - AMENDMENT 1 ("A10DP") IS SPECIFIC TO ONLY LOT 2 OF FLATIRON SUBDIVISION. LOT 2 IS NOTED ON THE FINAL PLAT AS BEING 21.657 ACRES IN SIZE. THE A10DP HAS NO EFFECT ON ANY LOTS OTHER THAN LOT 2. ADDITIONALLY, ALL OF THE PERTINENT REQUIREMENTS OF THE OUTLINE DEVELOPMENT PLAN SHALL APPLY TO THIS A10DP.

LAND USE AND ZONING:

THE PROPERTY IS ZONED PLANNED UNIT DEVELOPMENT WITH BOTH THE EMPLOYMENT (PUD-EC) AND REGIONAL COMMERCIAL (PUD-RC) LAND USE CATEGORIES.

PROJECT CONCEPT:

THE FLATIRON ANNEXATION - AMENDMENT 1 IS APPROXIMATELY A 21.7 ACRE OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL PROPERTY IN USE BY FLATIRON CONSTRUCTION CORP. THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN - AMENDMENT 1 ("A10DP") IS TO DEFINE THE EXISTING SITE FEATURES, FACILITIES AND PERMITTED BUSINESS AND EMPLOYMENT USES OF THIS PROPERTY. THIS A10DP AND THE ZONING ORDINANCE WILL SERVE AS THE ZONING DOCUMENTS FOR THE PROPERTY. THIS A10DP IS PART OF A COMPLETED OVERALL FINAL DEVELOPMENT PLAN (OFDP). THE OFDP REQUIRES THE ADDITION OF AN PRIVATE DRIVE ALONG THE NORTH PROPERTY LINE WHICH WILL SERVE LOT 2.

REGIONAL IMPACTS:

THE FLATIRON ANNEXATION IS WITHIN THE TOWN OF FIRESTONE URBAN GROWTH BOUNDARY. BASED UPON EXISTING DEVELOPMENT ON THE PROPERTY, THE FLATIRON ANNEXATION PROVIDES ADDITIONAL POSITIVE TAX BASE AND JOBS FOR FIRESTONE.

ENVIRONMENTAL IMPACT MITIGATION:

THERE IS NO KNOWN EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE.

UTILITIES:

ST. VRAIN SANITATION DISTRICT PROVIDES SANITARY SEWER SERVICE TO THE PROPERTY. POTABLE WATER FOR FLATIRON IS PROVIDED BY CENTRAL WELD COUNTY WATER DISTRICT. THE PROPERTY IS SERVICED WITH ELECTRICITY BY UNITED POWER.

GRADING:

NO PROPOSED OVERLOT GRADING IS TO OCCUR WITH THIS ANNEXATION INTO THE TOWN OF FIRESTONE. EXISTING TOPOGRAPHY IS RELATIVELY FLAT AND DIRECTS STORM RUNOFF TO THE NORTH. ON-SITE DETENTION PONDS COLLECT THE STORM RUNOFF AND DETAIN THE FLOW TO THE ALLOWABLE HISTORIC RELEASE RATES. THE RUNOFF IS THEN CONVEYED TO THE DRAINAGE SWALE ALONG THE FRONTAGE ROAD.

SERVICE REQUIREMENTS:

TELEPHONE: CENTURY LINK
CABLE: COMCAST
GAS: SOURCE GAS
WATER: CENTRAL WELD COUNTY WATER DISTRICT
SANITARY: ST. VRAIN SANITATION DISTRICT
ELECTRIC: UNITED POWER
POLICE: TOWN OF FIRESTONE
FIRE: FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
RECREATION: CARBON VALLEY
SCHOOL: WCRE-1

CIRCULATION SYSTEM:

ACCESS TO THE SITE IS CURRENTLY PROVIDED OFF SABLE AVENUE (WCR 22) AT THE SOUTHEAST CORNER, AS SHOWN IN THE OFDP. THE PROPOSED NORTH PRIVATE DRIVE WILL PROVIDE DIRECT ACCESS FROM THE SITE TO THE FRONTAGE ROAD. THIS NEW DRIVE, WHICH IS LOCATED WITHIN AN EXISTING 30-FT PEDESTRIAN AND VEHICULAR EASEMENT, WILL BE FOR EMPLOYEE USE. THE PRIVATE DRIVE WILL ALSO BE UTILIZED BY THE KIA DEALERSHIP TO THE NORTH AND ENCANA OIL TO SERVICE THEIR WELL.

BUILDING HEIGHT:

THE EXISTING BUILDINGS CURRENTLY CONFORM TO THE STANDARDS IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS. FUTURE DEVELOPMENT SHOULD BE SUBJECT TO BUILDING HEIGHTS WHICH SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS OR AS MAY BE APPROVED ON A FINAL DEVELOPMENT PLAN.

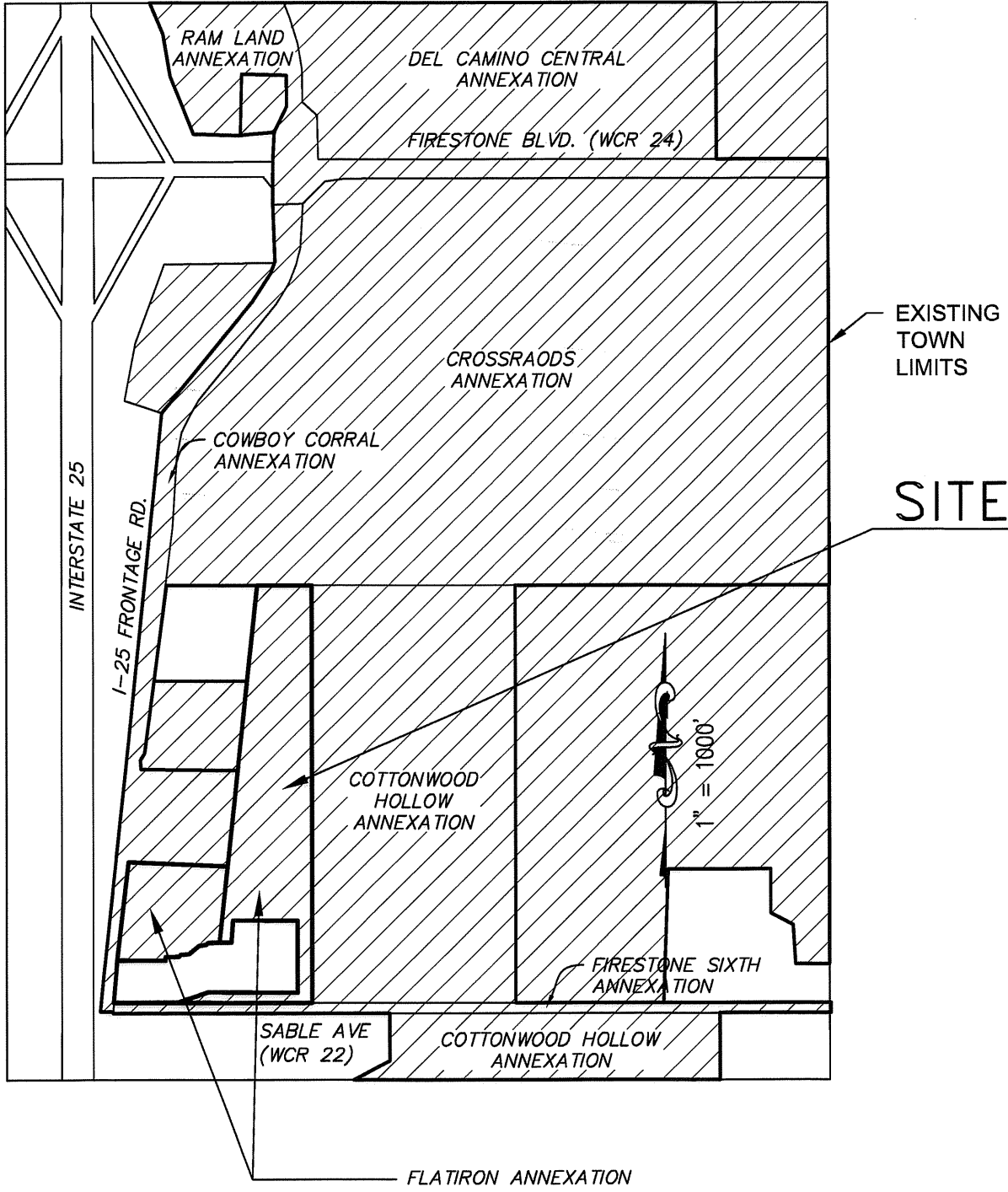
DENSITY:

THE DENSITY OF THE PROPERTY AT THE TIME OF ANNEXATION IS STANDARD FOR EMPLOYMENT OR REGIONAL COMMERCIAL LAND USE CATEGORIES. DENSITY SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS OR AS MAY BE APPROVED ON A FINAL DEVELOPMENT PLAN.

DEVELOPMENT SCHEDULE:

FUTURE DEVELOPMENT WITHIN THE A10DP IS PLANNED TO INCLUDE:

- THE ADDITION OF FUTURE BUIDLING(S).
- SUBDIVISION FOR FUTURE NEW OR LEASE TENANTS, INCLUDING THE DEMOLITION AND CONSTRUCTION OF A NEW BUILDING TO SUIT THE FUTURE NEEDS OF THIS LOT.
- THE ABILITY TO FABRICATE, MANUFACTURE, ASSEMBLE, PROCESS AND STORE CONSTRUCTION RELATED MATERIALS, INCLUDING BUT NOT LIMITED TO PRECASTING OPERATIONS, INCLUDING THE RIGHT TO STORE AND ADDITIONALLY, THE STORAGE AND ASSOCIATED REPAIR OF SERVICING OF RECREATIONAL VEHICLES (RVs) IS PERMITTED WITHIN THIS A10DP, PROVIDED IT MEETS THE FOLLOWING MINIMUM STANDARDS.
 - THE RVs SHALL NOT EXCEED 15-FEET IN VERTICAL HEIGHT.
 - THE RVs SHALL BE IN AN OPERABLE CONDITION.
 - THE RVs SHALL BE PARKED IN AN ORGANIZED FASHION (E.G. IN LINEAR ROWS AND COLUMNS);
 - THE STORAGE OF SUCH RVs SHALL MEET ALL REQUIREMENTS OF THE FIRE DISTRICT.
 - THE INGRESS AND EGRESS OF THE RVs FROM LOT 2 SHALL BE BY EXISTING ACCESS ROUTES PERMITTED FOR SUCH USE.
 - NO RVs MAY BE MOVED ON TO THE SITE FOR ANY REASONS UNTIL AN OFDP OR FDP IS APPROVED.



SHEET INDEX:

1 OF 2	A10DP1	TITLE SHEET AND A10DP TEXT
2 OF 2	A10DP2	OVERALL MAP SHEET

OWNER / DEVELOPER:

FLATIRON CONSTRUCTORS, INC. A DELAWARE CORPORATION
10188 EAST I-25 FRONTAGE ROAD
FIRESTONE, CO 80504
P: (303) 485-4050
F: (303) 776-0072
CONTACT: IAN CURRIGAN
EMAIL: ICURRIGAN@FLATIRONCORP.COM

TECHNICAL CONSULTANT:

WARE MALCOMB
6251 GREENWOOD PLAZA BLVD
BUILDING 6, SUITE 100
GREENWOOD VILLAGE, CO 80111
P: (720) 488-2626
F: (720) 488-2625
CONTACT: MICHAEL MURPHY, PE
EMAIL: MMURPHY@WAREMALCOMB.COM

TOWN APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

25th DAY OF June, 2014 BY ORDINANCE NO. 846

Dal Soen MAYOR
[Signature] ATTEST: TOWN CLERK

OWNER'S ACCEPTANCE:

BY SIGNING THIS A10DP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

FLATIRON CONSTRUCTORS INC., A DELAWARE CORPORATION.

BY: *Bernd Herrmann*

NAME: *Bernd Herrmann*

ITS: *Vice President*

STATE OF COLORADO }
COUNTY OF WELD }

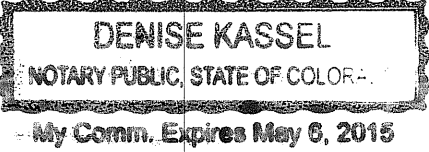
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, 2014,

BY: *Denise Kassel*

WITNESS MY HAND AND OFFICIAL SEAL

Denise Kassel
NOTARY PUBLIC

May 6, 2015
MY COMMISSION EXPIRES



PRIVATE MAINTENANCE:

PRIVATE MAINTENANCE WILL CONTINUE TO BE ENFORCED BY FLATIRON OR FUTURE PROPERTY OWNER.

EXISTING LAND USE TABLE:

PAVING	=	8,000 SF
EXISTING BLDG	=	10,000 SF
REMAINING	=	925,379 SF
TOTAL SITE	=	943,379 SF (21.657 AC.)

FLATIRON ANNEXATION	
OUTLINE DEVELOPMENT PLAN	
NAME OF SUBMITTAL:	FLATIRON ANNEXATION - AMENDMENT 1
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	MAY 30, 2014
REVISION DATE:	JUNE 24, 2014
REVISION DATE:	JUNE 27, 2014
REVISION DATE:	JULY 03, 2014
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 2	

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greenwood village, colorado 80111
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FLATIRON ANNEXATION
OUTLINE DEVELOPMENT PLAN - AMENDMENT 1
TOWN OF FIRESTONE, CO

TITLE SHEET AND ODP TEXT	
DATE	REMARKS

PA / PM:	MGM
DRAWN BY:	MGM
JOB NO.:	SNR13-4008-00

SHEET
A10DP1

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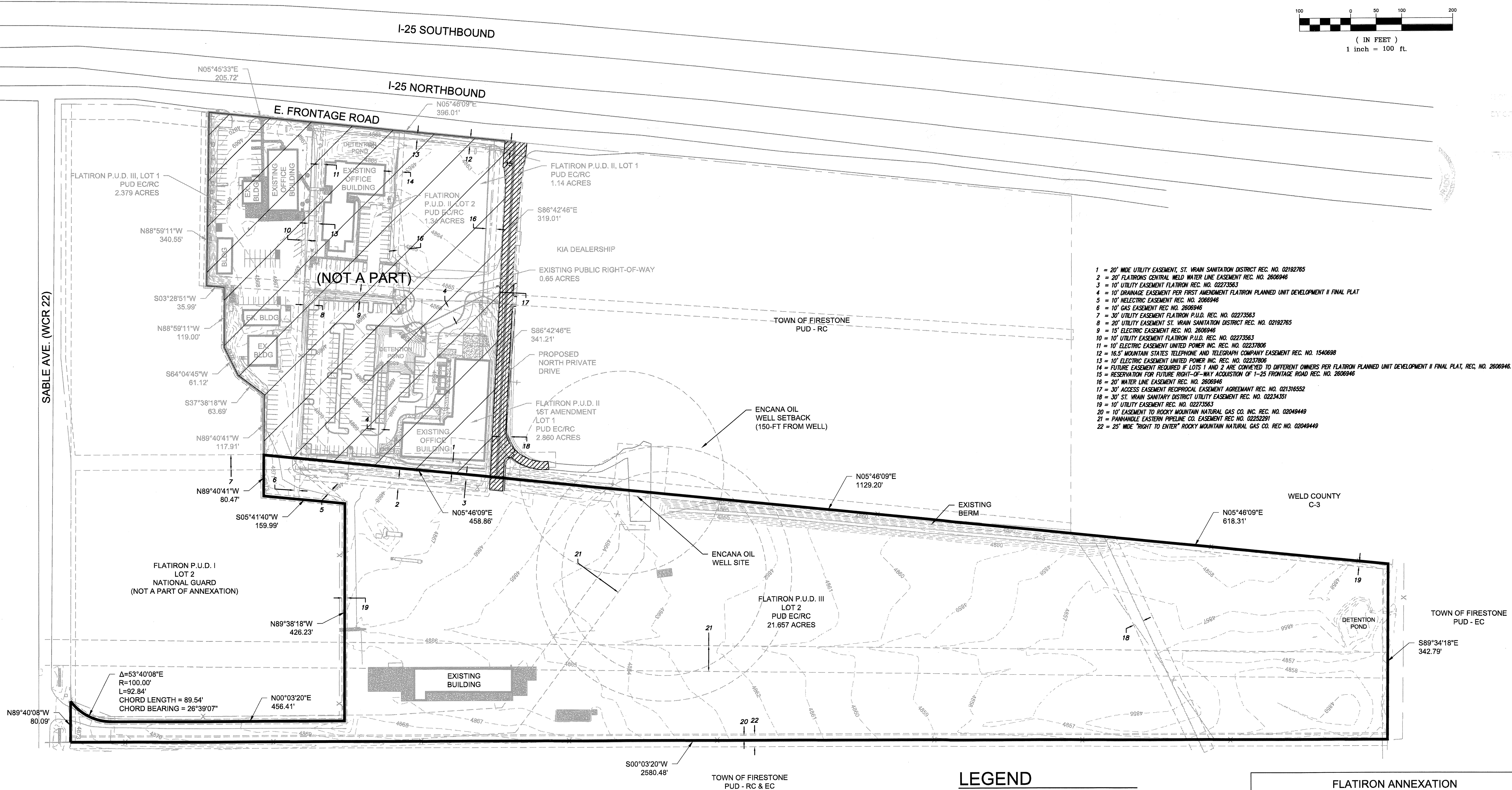
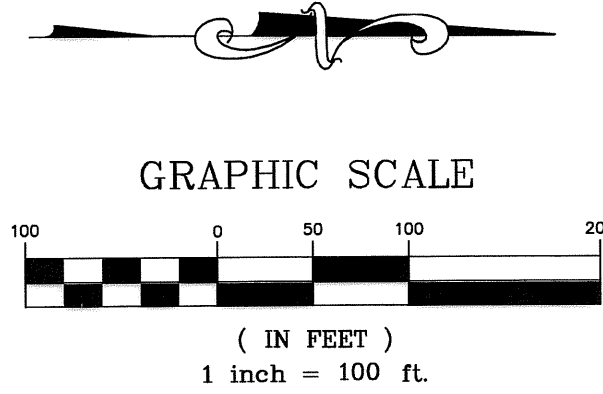
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OUTLINE DEVELOPMENT PLAN - AMENDMENT 1

FLATIRON ANNEXATION

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



- 1 = 20' WIDE UTILITY EASEMENT, ST. VRAIN SANITATION DISTRICT REC. NO. 02192785
- 2 = 20' FLATIRON CENTRAL WELD WATER LINE EASEMENT REC. NO. 2806946
- 3 = 10' UTILITY EASEMENT FLATIRON REC. NO. 02273563
- 4 = 10' DRAINAGE EASEMENT PER FIRST AMENDMENT FLATIRON PLANNED UNIT DEVELOPMENT II FINAL PLAT
- 5 = 10' ELECTRIC EASEMENT REC. NO. 2806946
- 6 = 10' GAS EASEMENT REC. NO. 2806946
- 7 = 30' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 02273563
- 8 = 20' UTILITY EASEMENT ST. VRAIN SANITATION DISTRICT REC. NO. 02192785
- 9 = 15' ELECTRIC EASEMENT REC. NO. 2806946
- 10 = 10' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 02273563
- 11 = 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 02237806
- 12 = 16.5' MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT REC. NO. 1540698
- 13 = 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 02237806
- 14 = FUTURE EASEMENT REQUIRED IF LOTS 1 AND 2 ARE CONVEYED TO DIFFERENT OWNERS PER FLATIRON PLANNED UNIT DEVELOPMENT II FINAL PLAT, REC. NO. 2806946
- 15 = RESERVATION FOR FUTURE RIGHT-OF-WAY ACQUISITION OF I-25 FRONTAGE ROAD REC. NO. 2806946
- 16 = 20' WATER LINE EASEMENT REC. NO. 2806946
- 17 = 30' ACCESS EASEMENT RECIPROCAL EASEMENT AGREEMENT REC. NO. 021316552
- 18 = 30' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 02234351
- 19 = 10' UTILITY EASEMENT REC. NO. 02273563
- 20 = 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 02049449
- 21 = PANHANDLE EASTERN PIPELINE CO. EASEMENT REC. NO. 02252291
- 22 = 25' WIDE "RIGHT TO ENTER" ROCKY MOUNTAIN NATURAL GAS CO. REC. NO. 02049449

LEGEND

- EXISTING
- PROPOSED NORTH DRIVE
- SITE BOUNDARY
- PROPERTY LINE
- EASEMENT
- CURB & GUTTER
- CONTOURS
- STORM SEWER
- SANITARY SEWER
- WATER
- FIRE HYDRANT

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OVERALL MAP	
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SHEET
A10DP2